



1, The Nurseries Fontygary Road

Rhoose, CF62 3BW

Price £725,000

HARRIS & BIRT



An excellent and unique opportunity to purchase this spacious circa 3,100 sq/ft, exclusive, 3/4 bedroom, detached bungalow. The accommodation has been substantially extended over the years and is offered for sale with no chain. The accommodation throughout briefly comprises; entrance lobby, kitchen/dining room, sitting room, orangery, utility one, WC, living room, inner hall, master bedroom, family room/bedroom four, conservatory, utility two, wet room, suite bedroom two, bathroom two, bedroom three, bathroom three situated all across one floor. There is a detached garage and a plot that sits on circa one third of an acre. Private and secluded yet within easy walking distance of all Rhoose has to offer.

All of Rhoose village's excellent facilities are within walking distance including a wide range of shops, highly regarded primary school from where the children go to Cowbridge school, library, dentist, leisure and sporting facilities. Rhoose has a railway station on the Bridgend to Cardiff line which is ideal for commuting and getting into the Capital City. The local road network brings other major centres within comfortable commuting distance. Cardiff Wales airport is nearby.

- 3,155 sq/ft Detached Bungalow
- Five Reception Rooms
- Detached Double Garage
- Cowbridge Comprehensive School Catchment Area
- Three Double Bedrooms
- Wrap Around Garden
- Close To Local Amenities
- EPC - D

Accommodation

Ground Floor

Entrance Hall 12'6 x 27'2 (3.81m x 8.28m)

The property is entered via a UPVC glazed front door with adjacent opaque fully double glazed floor to ceiling vision panels to open entrance hallway. Skimmed walls. Coved ceiling. Oak front flooring. Fitted dado rail. Fitted radiator behind attractive radiator cover. Oak doors offer access to all ground floor rooms.

Kitchen/Dining Room 37'5 x 19'2 max (11.40m x 5.84m max)

Modern fitted kitchen comprising range of fitted wall and base units. Features to include; eyeline SDR electric fan oven. Integrated dishwasher behind matching decor panel. Composite matte black sink and drainer with matching mixer tap. Electric induction CDA hob with ceramic splashback and overhead chimney extractor. Wood effect worksurface with matching upstands and sills that span to high level. Space for American style fridge/freezer. UPVC double glazed window to front elevation. Fully skimmed walls. Coved and skimmed ceiling with inset LED spotlighting. Pendant downlight. Open plan through into sitting room.

Sitting Room

Further UPVC glazed pedestrian door offers access to front with adjacent UPVC double glazed vision panels to UPVC double glazed window to side elevation. Skimmed with pitched roof extension. Two Velux windows allowing plenty of natural light. Feature electric coal effect fireplace set into marble hearth

with marble surround. Coved ceiling. Matching oak effect flooring to kitchen. Open plan to kitchen L-shaped. Modern vertical matte black fitted radiator. Three door run of bi-folding powder coated aluminium fully glazed doors open through into orangery.

Orangery 12'2 x 18'5 (3.71m x 5.61m)

Sat on a dwarf wall with a blue glassed pitched roof in an Amdega style. Wonderful garden room with a three door run of powder coated aluminium fully double glazed bi-folding patio door opening out onto attractive rear garden. Fully skimmed walls. Fitted radiator. Matching oak effect flooring. Power and light.

Utility 7'2 x 7'7 (2.18m x 2.31m)

Good sized utility with a range of fitted wall and base units as well as two good sized larder cupboards. Plenty of space for washing machine and tumble dryer set under and over a wood effect worksurface with matching upstands and splashbacks. Matte black sink with matching mixer tap. Baxi combination boiler housed to wall. Vinyl laid flooring. Skimmed walls and ceiling with LED spotlighting. Oak doorway opens through into WC.

WC 3'10 x 7'7 (1.17m x 2.31m)

Two piece suite in white in a modern finish comprising low level dual flush WC. Wash hand basin set into a white gloss vanity unit with matte black features. Fully skimmed walls and ceiling with inset LED spotlighting. Matching vinyl laid flooring. Wall hung chrome heated towel rail.

Living Room 29'1 x 17'2 (8.86m x 5.23m)

An excellent sized principal reception room with three door run of UPVC bi-folding doors that open out onto a patio laid side terrace. Further natural light via a UPVC fully double glazed sliding patio door that opens out onto the opposing side. Papered walls. Coved and textured ceiling. Oak effect flooring. Fitted radiators behind decorative radiator covers.

Master Suite Bedroom One 23'8 x 14'8 (7.21m x 4.47m)

An excellent sized principal bedroom. UPVC double glazed window to rear elevation. Accessed off the inner hall. Papered walls. Coved and textured ceiling. Fitted carpet. Fitted radiator behind decorative radiator cover. Fully range of fitted bedroom furniture. Doorway opens through into family room.

Family Room/Bedroom Four 24'1 x 22'6 (7.34m x 6.86m)

Another excellent sized reception space to the rear. Three lots of UPVC fully glazed sliding doors that open out onto the rear garden. Two inset Velux windows that allow plenty of natural light. Skimmed walls. Coved and skimmed ceiling. Oak effect flooring. Range of fitted spotlighting and downlighting. Oak doors through into conservatory as well as internal doors to both shower room and utility two to rear.

Conservatory 12'4 x 10'5 (3.76m x 3.18m)

UPVC construction with a full range of fitted UPVC windows and UPVC fully glazed patio doors. Pitched roof with inset blue glass finish that opens out onto

the attractive and semi south facing side terrace. Fully skimmed walls. Oak laid flooring. Electric fitted radiator.

Utility Two 7'1 x 7'2 (2.16m x 2.18m)

Range of gloss finished wall and base units set under and over a wood effect worksurface with PVC clad walls and splashbacks. Chrome sink and drainer with chrome mixer tap. Cupboard housing gas fired central heating boiler. UPVC half glazed door opens out onto rear garden. Oak laid flooring. PVC clad ceiling.

Wet Room 7'1 x 9'9 (2.16m x 2.97m)

Walk in wet room. Three piece suite comprising integrated chrome shower and rainfall shower head attachment as well as separate shower head fitment. Pedestal wash hand basin and low level WC. Plenty of space for storage. PVC clad walls. PVC clad ceiling with inset LED spotlighting. Resin laid flooring. UPVC double glazed window in a stained opaque glass finish. Wall mounted chrome heated towel rail.

Suite Bedroom Two 11'4 x 18'11 (3.45m x 5.77m)

Another excellent sized double bedroom with UPVC double glazed window looking out internally to the orangery. Papered walls. Coved and textured ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture. Doorway through to bathroom two.

Suite Bathroom Two 11'4 x 7'4 (3.45m x 2.24m)

Jack & Jill to Bedroom One. Three piece suite comprising oversized walk in shower cubicle with electric shower and shower head attachment. Low

level WC and pedestal wash hand basin. Fully tiled walls. Matching tiled flooring. Textured ceiling. Fitted radiator. UPVC double glazed opaque window to side elevation. Brass mounted heated towel rail.

Bedroom Three 8'8 x 9'9 (2.64m x 2.97m)

Third double bedroom. UPVC double glazed window to side elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bathroom Three 8'8 x 9'8 (2.64m x 2.95m)

Three piece suite comprising roll top claw foot bath with inset mixer tap and shower head attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls. Matching tiled floor. Fitted radiator. UPVC double glazed opaque window to side elevation. Textured finished ceiling with inset LED spotlighting.

Outside

Detached Double Garage

Detached pitched double skinned brick built garage. Electric up and over garage door. Power and light. Accessed via the front forecourt.

Gardens & Grounds

The property sits comfortably in its own parcel behind high built walls making the property extremely private to all aspects. Electric double gates open into a tarmac laid forecourt giving access to the detached garage to front. Patio laid steps and ramp offering access to front door. Variety of mature beds and borders through. Shaded sun terrace situated behind the garage. Pedestrian access behind a wrought iron gate to side garden. Easy to maintain

with raised beds and borders laid to mature shrubbery throughout. Large alfresco dining terrace with two fitted electric canopies that can be accessed from front entrance hall, living room, conservatory and family room to rear. Wooden pergola with attractive creeping plants. Shed situated to the rear. Wrap around pedestrian access. Further artificially laid lawn parcel and raised decked terrace situated off the orangery set behind close bordered fencing and panelled fencing that provides a wonderful spot to enjoy the sun. This really is a fantastic garden all around.

Services

The property is serviced by mains gas, electric, water and drainage. There are two gas fired combination boilers that heat both sides of the dwelling. The property is to be sold on a freehold basis but we advise this is verified by your solicitor prior to completion.

Directions

Travelling from our office in Cowbridge. Travel out of Cowbridge towards Cardiff down the A48 until you reach the Sycamore Cross junction. Take a right onto the newly built five mile lane towards Barry. At the Weycock Cross roundabout take a right and follow this road towards the airport. When you reach the village of Rhoose, continue through the village down Fontygary Road. Before you reach Rhoose social club take a right onto The Nurseries and the property is the first on your right hand side.

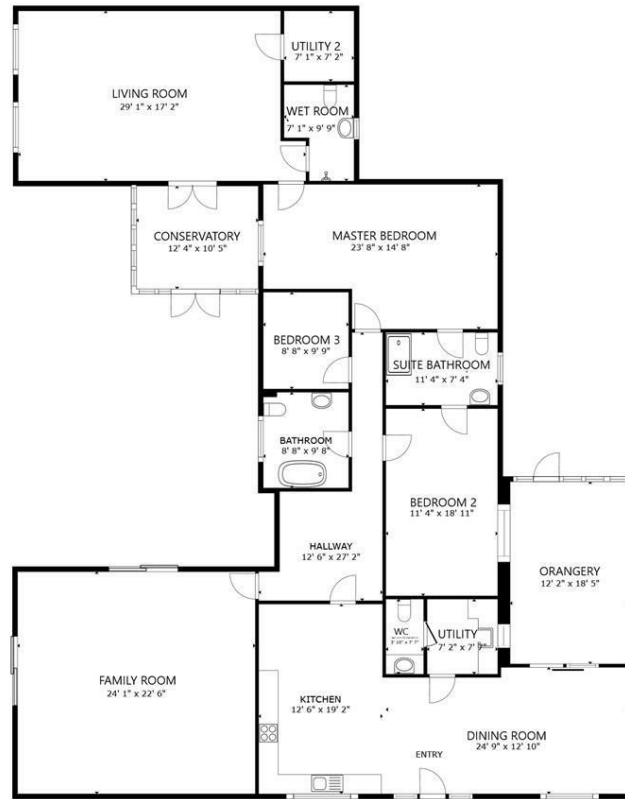












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 3,155 sq.ft.
TOTAL : 3,155 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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